

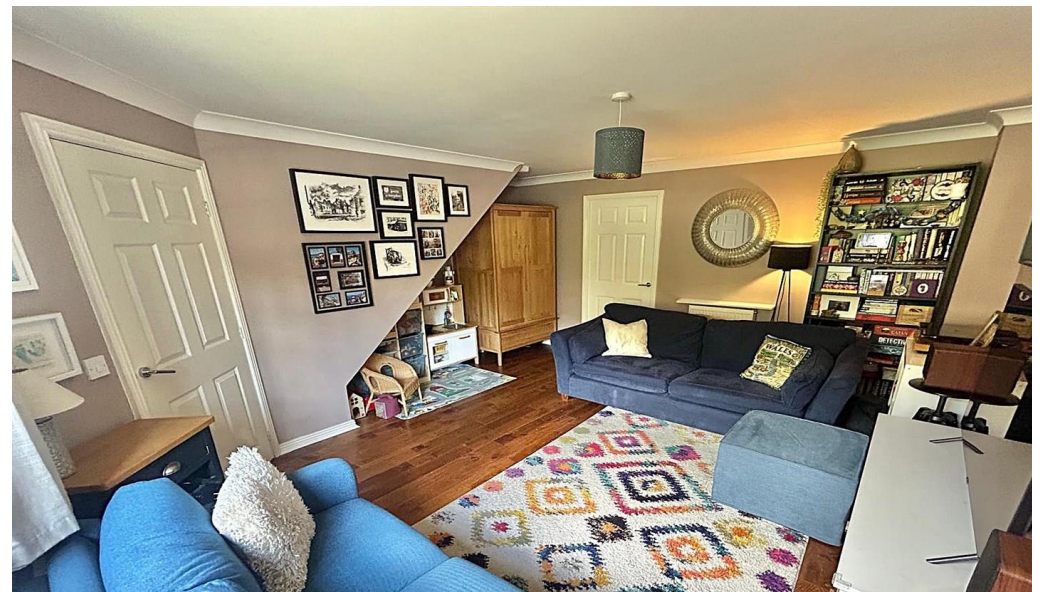


**GASCOIGNE  
HALMAN**

New Barns Avenue, Chorlton  
**£375,000.00**

THE AREA'S LEADING ESTATE AGENCY







A well presented and light and airy modern townhouse, situated in a highly sought after residential location which provides easy access to Chorlton and West Didsbury villages as well as excellent transport links. The property benefits from a quiet and peaceful location, with secure parking to the rear and a landscaped private garden. Large living Room, Modern open plan dining kitchen. Three good sized bedrooms and two bathrooms. Off Road parking and a private rear garden.

## Property details

- A Well Presented and Modern Townhouse
- Located in a Popular but Quiet Residential Area
- Large Living Room and Open Plan Dining Kitchen
- Three Good Sized Bedroom, En Suite Shower Room and Three Piece Bathroom
- Secure Parking and a Private Landscaped Garden
- Close to Both Chorlton and West Didsbury Villages as well as Excellent Transport Links



## About this property

The accommodation in brief comprises: entrance hallway with downstairs W/C, a large living room with useful under stairs storage. A modern fitted dining kitchen with attractive French doors that overlook and lead out to the private rear garden.

To the first floor there are three good sized bedrooms with two spacious double bedrooms. The primary bedroom boasts a three piece en-suite shower room and a built in wardrobe. A contemporary bathroom suite serves the other two bedrooms.

Externally the property is located in a quiet residential area with a private rear landscaped garden and secure parking to the rear of the property.















## DIRECTIONS

M21 7DG

## COUNCIL TAX BAND

## TENURE

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

## PRIMARY SOURCE OF HEATING

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

## SOURCES OF FLOODING

Ask Agent

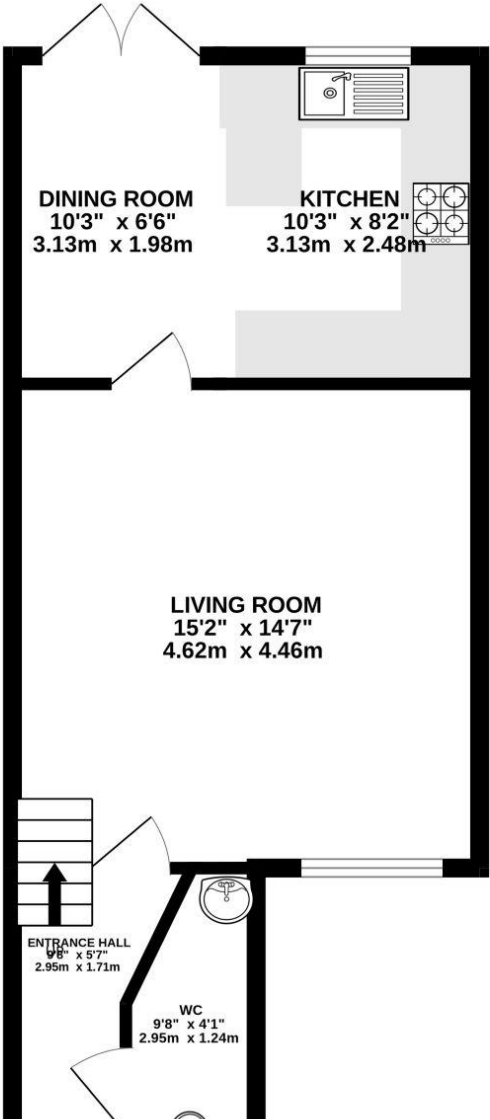
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

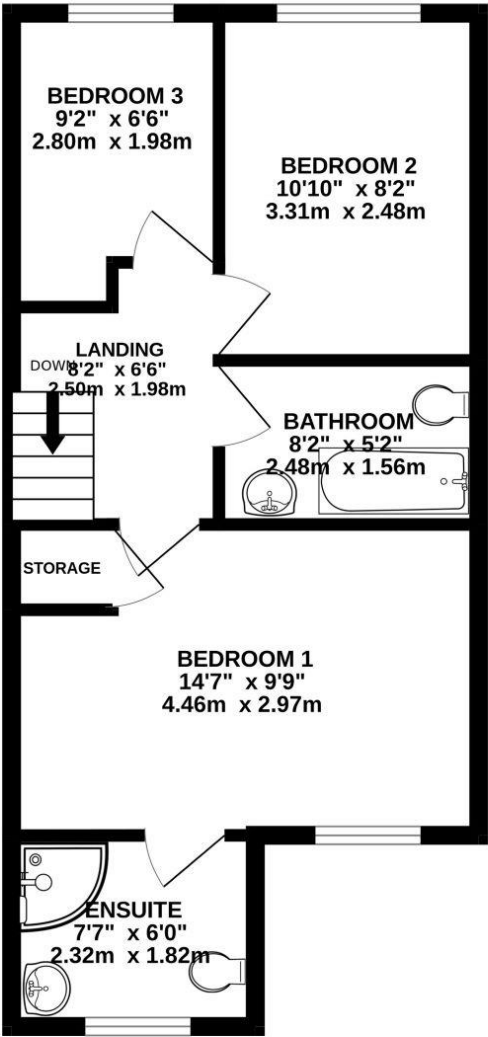
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GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.







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